

**MINUTES OF A MEETING OF
THE BOARD OF ZONING APPEALS
THE CITY OF FOREST HILLS**

June 12, 2015

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting June 12, 2015 at the City’s Offices, 6300 Hillsboro Pike, Nashville, Tennessee, beginning at 8:00 a.m. Chairperson Janie Rowland presided. Also present were Mr. David Waller and Amanda Deaton-Moyer, City Manager. Others present are shown on the attached sign-in sheet. A copy of the agenda is also attached to these minutes.

- 1. Approval of the minutes of the meetings dated May 8th, 2015.** Because all the members that were present for the May 8th meeting were not in attendance, Chairperson Rowland deferred the minute approval to the next meeting.

- 2. Consent Agenda.** Chairperson Rowland asked the City Manager to briefly describe the consent agenda items. Mrs. Deaton-Moyer explained that the additions to both 1819 Laurel Ridge Dr and 6021 Robert E. Lee would not increase the nonconformity of the homes. 1819 Laurel Ridge was nonconforming on the front setback. 6021 Robert E. Lee was nonconforming on both side setbacks. *Chairperson Rowland motioned to approve the consent agenda. Mr. Waller seconded it and it was approved unanimously.*

- 3.** Mr. Tim Costello of Costello Construction Company, owner of the home located at 6109 Melbourne Drive, requested a variance to build an attached carport to the existing home. The lot was located in the flood plain and the proposed addition would bring the impervious surface ratio into conformity. The existing home was nonconforming due to a front setback encroachment.

Chairperson Rowland asked Mrs. Deaton-Moyer to discuss the project. Mrs. Deaton-Moyer drew the Board’s attention to the site plan that had both the 2006 and the proposed 2015 FEMA flood plain outlined. She stated that the proposed carport would remove some of the barrier in the floodplain, thus bringing it closer to compliance. Additionally, the reduction of impervious surface will allow water more penetrate the ground, which is ideal in a floodplain circumstance. The City recommended approval, Mrs. Deaton-Moyer said.

Mr. Costello said that he was trying to sell the home and that most potential buyers always asked about the possibility of a carport or garage. As a result, he wanted to build it in the most compliant way possible and make the house better than before. He detailed the site plan for the Board. Mr. Waller asked if he knew to where the water extended during the 2010 flood. Mr. Costello responded that water barely seeped into the crawlspace and flowed around the pool. Mr. Waller confirmed with Mr. Costello that the back wall along the pool was staying in place.

Hearing no other discussion, Chairperson called for a motion. *Mr. Waller motioned to approve the consent agenda. Chairperson Rowland seconded it and it was approved unanimously.*

- 4. The Meeting was adjourned.**

Recorder

Chairperson